

LAGOON POINT NO. 3
REPLAT OF POR. BLK. II & POR. BLK. I3 LAGOON POINT
SECTION 19, TWP. 30 N., RGE. 2 E., W. M.
ISLAND COUNTY, WASHINGTON

DESCRIPTION

This plat of LAGOON POINT NO. 3 is a replat of portions of Block 11 and Block 13 in the plat of Lagoon Point, an addition to Island County, Washington, recorded in volume 4 of Plats on pages 45 through 50 in records of Island County, Washington, more particularly described as follows:
Beginning at the southwest corner of Lot 35, Block 11 in said plat of Lagoon Point, thence N 2°42'30" W along the easterly side of said lot 158.76 feet to the northeasterly corner of said lot and the northerly line of Block 11 of said plat of Lagoon Point, thence S 8°17'30" W along said line 205.59 feet to the southeasterly corner of Lot 39 of the plat of Lagoon Point No. 2 as recorded in volume 11 of Plats on pages 11 and 12 in records of Island County, Washington, thence along the easterly boundary of said plat of Lagoon Point No. 2 in a general northerly direction to the northeasterly corner of said plat of Lagoon Point No. 2, also being the northeasterly corner of Lot 24 of said plat of Lagoon Point No. 2 and the southerly line of Lot 10 in said plat of Lagoon Point, thence S 8°17'30" E, along said southerly line 216.45 feet, thence S 9°56'51" W 194.92 feet to intersect the arc of a curve at a point from which the center lies S 9°56'51" W and 50.00 feet distant, thence easterly and southerly along said curve to the right through a central angle of 119°32'02" an arc distance of 104.31 feet to a point of reverse curvature and the beginning of a curve to the left with a radius of 25.00 feet, thence southerly along said curve through a central angle of 48°11'23" an arc distance of 21.03 feet to a point of tangency, thence S 8°42'30" E 268.51 feet to the beginning of a curve to the right with a radius of 865.00 feet, thence southerly along said curve through a central angle of 14°30'00" an arc distance of 216.38 feet to a point of tangency, thence S 9°47'30" W 454.70 feet to the beginning of a curve to the right with a radius of 1225.00 feet, thence southerly along said curve through a central angle of 9°30'00" an arc distance of 203.11 feet to a point of tangency, thence S 15°17'30" W 311.23 feet to the beginning of a curve to the left with a radius of 675.00 feet, thence southerly along said curve through a central angle of 18°00'00" an arc distance of 212.06 feet to a point of tangency, thence S 2°42'30" E 320.82 feet to the beginning of a curve to the left with a radius of 75.00 feet, thence southerly along said curve through a central angle of 28°57'18" an arc distance of 37.90 feet to a point of reverse curvature and the beginning of a curve to the right with a radius of 125.00 feet, thence southerly along said curve through a central angle of 28°57'18" an arc distance of 63.17 feet to a point of reverse curvature and the beginning of a curve to the left with a radius of 25.00 feet, thence southerly and easterly along said curve through a central angle of 90°00'00" an arc distance of 39.27 feet to a point of tangency and the northerly margin of SALMON STREET in said plat of Lagoon Point, thence S 8°17'30" W along the northerly margin of said street 100.00 feet to the southeasterly corner of Lot 35, Block 11 in said plat of Lagoon Point and the Point of Beginning.

DEDICATION

NOW ALL MEN BY THESE PRESENTS that we, the undersigned, owners in fee simple of the land hereby platted, hereby declare this plat and dedicate to the use of the public forever all streets, avenues, places and sewer easements or whatever public property there is shown on the plat and the use thereof for any and all public purposes not inconsistent with the use thereof for public highway purposes, also the right to make all necessary slopes for cuts and fills upon the lots, blocks, tracts, etc. shown on this plat in the original, reasonable grading of all streets, avenues, places, etc. shown herein. Also the right to drain all streets over and across those lots where water might take a natural course after the street or streets are graded. Those lots as shown subject to an easement five (5) feet in width parallel with and adjacent to those alternate lot lines for purposes of drainage and utilities shall be prohibited from being blocked or diverted. Said easements shall be maintained and open and be the responsibility of the individual lot owners or the corporation of lot owners. All erosion due to tidal or wave action shall be the responsibility of the individual lot owner. The final plat was approved prior to construction of shore protection improvements. We also waive all claims for damages against Island County which may be occasioned to the adjacent land within the plat by accelerated construction, drainage and maintenance of said roads.

WM. P. JOSEPH
LESLIE W. EASTMAN
VIRNET R. JOSLIN
LORINE BARTMAN
MARY P. SPANO
DON SPANO
MARY P. SPANO

ACKNOWLEDGMENTS

STATE OF WASHINGTON
COUNTY OF KING
This is to certify that on this 15th day of August 1970, before me, the undersigned, a Notary Public, personally appeared WM. P. JOSEPH and VIRNET R. JOSEPH, his wife, to me known to be the individuals who executed the within dedication, and acknowledged to me that they signed and sealed WITNESS my hand and official seal the day and year first above written.

STATE OF WASHINGTON
COUNTY OF KING
This is to certify that on this 17th day of August 1970, before me, the undersigned, a Notary Public, personally appeared LESLIE W. EASTMAN and VIRNET R. JOSEPH, his wife, to me known to be the individuals who executed the within dedication, and acknowledged to me that they signed and sealed the same as their voluntary act and deed for the uses and purposes therein mentioned. WITNESS my hand and official seal the day and year first above written.

STATE OF WASHINGTON
COUNTY OF KING
This is to certify that on this 15th day of August 1970, before me, the undersigned, a Notary Public, personally appeared DON SPANO and MARY P. SPANO, his wife, to me known to be the individuals who executed the within dedication, and acknowledged to me that they signed and sealed the same as their voluntary act and deed for the uses and purposes therein mentioned. WITNESS my hand and official seal the day and year first above written.

RESTRICTIONS

All lots, tracts or parcels of land embraced in this plat are subject to and shall be sold only under the following reservations. No permanent structure or building shall be constructed on any lot, tract or parcel of this plat closer than 30.00 feet to the margin of any street or nearer than 15 feet to any side street line if any. No lot, tract or portion of a lot, tract or parcel of this plat shall be divided and sold or resold or ownership changed or transferred whereby the ownership of any portion of this plat shall be less than 7500 sq. ft. or less than 60 ft. in width at the building line. Construction on any lot shall require a building and sewage disposal permit prior to commencement of work. All lots shall be restricted as follows: Buyers shall complete all exterior work on buildings within 6 months of date of start of construction. Exterior completion is hereby defined as final application of permanent exterior siding or surface, painted or treated as appropriate to material used. All buildings erected shall be first submitted in plan and sketch form to architectural committee for approval. Committee as designated by grantor. No septic tank drainfield shall be constructed closer than 50 feet to the top of fill line as shown. All structures shall be constructed within the area between the drainfill setback line and the top of fill line as shown.

LAND SURVEYORS CERTIFICATE

I hereby certify that this plat of LAGOON POINT NO. 3 is based upon an actual survey and subdivision of Section 19, Township 30 North, Range 2 East, W.M., that the courses, distances and angles are shown correctly thereon and that the monuments and lot corners will be set on the ground as construction is completed.

APPROVALS

Examined and approved in accordance with R.C.W. 56.17.160 (1) this 21 day of Sept. 1970
I, T. F. CARSAKIDEN, Treasurer of Island County, Washington, do hereby certify that all taxes on the above described property are paid, up to and including the year 1971.
Island County Treasurer
Island County Engineer
Island County Auditor

Approved by the Board of County Commissioners this 21 day of Sept. 1970

Planning Director: E. E. Chuatse
Attest: J. A. Landwehr
Attest: J. A. Landwehr
Attest: J. A. Landwehr

CERTIFICATE OF TITLE

Recorded Sept. 21 1970, File No. 234603, volume 224, pages 223 & 224, Island County, Washington.

RECORDING CERTIFICATE #234604

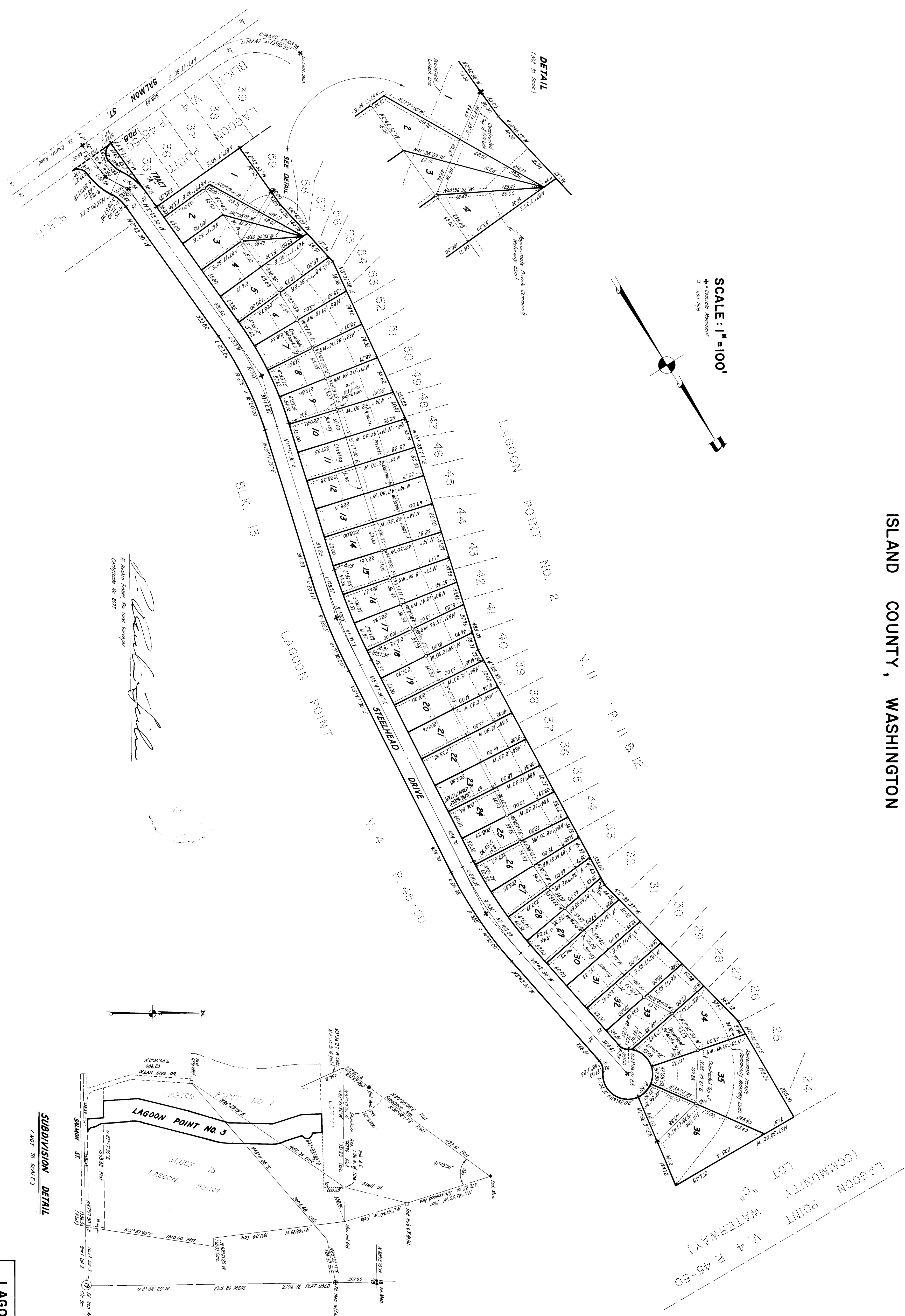
Filed for record at the request of LAGOON POINT ASSOCIATES on this 22nd day of Sept. 1970, at 4 minutes past 12:00 PM and recorded in volume 47 of Plats on pages 34 and 35, records of Island County, Washington.

Island County Auditor: J. A. Landwehr
Island County Auditor: J. A. Landwehr
Additional restrictive covenants filed under Auditor's File No. 234697, volume 224, pages 431-436

LAGOON POINT NO. 3
REPLAT OF POR. BLK. 11 & POR. BLK. 13 LAGOON POINT
SECTION 19, TWP. 30 N., RGE. 2 E., W. M.
ISLAND COUNTY, WASHINGTON

3299030-02

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SHEET 2 OF 2 SHEETS

LAGOON POINT
NO.3
SEC.19, T.30N., R.2E., WM

70-1112 Ruskin Fisher & Assoc., Inc., Seattle